



LOWER NAZARETH TOWNSHIP PLANNING COMMISSION

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Planning Commission

Linda Crook, Chairperson
Hugh Harris, Vice Chairperson
Tara Capecci, Secretary
Bert Smalley
Travis Gerould

Planning Commission Minutes November 15, 2021

Chairperson, Linda Crook, called the meeting to order at 6:30 p.m. Commission Members Tara Capecci, Travis Gerould, Hugh Harris and Bert Smalley; Engineer Keith Lawler, and Lori Seese, Planning & Zoning Administrator were also in attendance.

The motion to amend the agenda to remove 3902 Eastgate Blvd Land Development Plan was moved by Hugh Harris and seconded by Tara Capecci. The motion carried unanimously.

APPROVAL OF MINUTES

Motion to approve the minutes of the October 18, 2021, meeting was moved by Tara Capecci and seconded by Travis Gerould. The motion carried unanimously.

There were no items of discussion under **CORRESPONDENCE & ANNOUNCEMENTS.**

SUBDIVISION/LAND DEVELOPMENT

Keystone Foods Phase II Plan

Present for the Application: Lew Rauch, Lehigh Engineering; and Harley Shupp, CMG Construction.

Keith Lawler reviewed his November 11, 2021, letter. Keith noted receipt of a waiver request. Lori noted she only has two comments. Bert inquired about the number of existing truck parking spots compared to what is proposed on the plan. Harley stated that they tried to plan for where they are going for the future. Travis asked about traffic increases. Harley provided explanation of the manufacturing and warehousing process for Keystone Foods.

Discussion about the potential for future traffic was discussed. Harley explained that they presently ship to warehouses and hold until the store is ready. The intent is for Keystone to hold the product and eliminate the need to hold the product at another warehouse. Keystone will ship it directly to the store.

Tara confirmed they will not be storing in the trailers. Harley explained that a client will drop their trailer and when an order is ready, they will fill the client's trailer.

The motion to recommend approval of the Keystone Foods Phase II Land Development provided comments of Lori Seese November 12, 2021, letter, Keystone Consulting Engineer's November 11, 2021, letter, and Hecktown Vol Fire Company November 14, 2021, letter are satisfactorily

addressed, along with the recommendation to grant approval the requested waiver to submit a preliminary/final plan was moved by Hugh Harris and seconded by Bert Smalley. The motion carried unanimously.

CarMax Phase II Plan

Present for the Application: Cornelius Brown, P.E., Bohler Engineering; Brad Lauth, CenterPoint; Steve Hudak, CarMax

Cornelius provided an overview of the existing site and the proposed plan. Brad Lauth of CenterPoint explained that Building A will be a service building for CarMax. Steve Hudak explained that the building will be used for reconditioning, 125-point inspection, painting as needed, etc. At present, those tasks are being done prior to cars being delivered to the site.

Auctioning will be limited to wholesale auctions only and will not be open to the public. Steve Hudak commented they have gone virtual due to COVID; however, he is not certain if they will continue with the virtual auction.

Auctions would be held 1x-2x a week beginning typically at 8-9 a.m. They will sell approximately 100-300 vehicles per auction. Customers tend to come with rollbacks, drive cars away, etc.

Hugh Harris confirmed they included parking spaces for visitors as part of their calculations.

Cornelius Brown stated in response to the review letters, all comments will comply, and he noted request for (2) waivers.

Keith Lawler reviewed his November 11, 2021, letter. Lori Seese reviewed her November 15, 2021, letter.

Tara Capecci asked to also include Knox boxes for any and all gates.

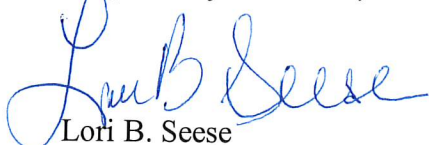
Travis Gerould made the motion to recommend approval of the CarMax Phase II Land Development Plan provided Lori Seese's November 15, 2021, letter, Keystone Consulting's November 11, 2021, letter, and the Fire Chief's November 14, 2021, letter are satisfied, along with the recommendation for approval of the requested waivers. Hugh Harris seconded the motion and the motion carried unanimously.

There were no comments under **COURTESY OF THE FLOOR.**

ADJOURNMENT

The motion to adjourn was moved by Tara Capecci and seconded by Hugh Harris. The motion carried unanimously. The meeting adjourned at 7:27 p.m.

Respectfully submitted,



Lori B. Seese

Planning & Zoning Administrator